



- TWO DOUBLE BEDROOMS
- ENSUITE TO MASTER

Communal Entrance

Stairs to top floor.

Apartment Entrance

Entrance Hall

Front door. Doors to all rooms. Radiator. Loft access.

Kitchen/Diner 13'5 x 11'2 (4.09m x 3.40m)

Sash window to front aspect. Wall mounted combination boiler. Range of units. Built in washing machine and dishwasher. Space for further appliances. Part tiled walls.

Sitting Room 12'6 x 17'6 (3.81m x 5.33m)

Sash window to front aspect. Radiator. Gas fireplace and surround. Shelves.

Master Bedroom 13'6 x 12'6 (4.11m x 3.81m)

Sash window to rear aspect. Radiator. Door to en-suite. Dressing area.

Ensuite

Fully tiled walls. Walk in shower enclosure. Pedestal sink and traditional high level cistern wc With traditional Chrome heated towel radiator.

Bedroom Two

Sash window to rear aspect. Radiator.

Bathroom

Fully tiled walls. Panelled tiled bath with traditional shower attachment. Pedestal sink and traditional high level cistern wc with traditional Chrome heated towel radiator.

Outside

Two allocated parking spaces.

Tenure

Leasehold with a share of the freehold. Managed by Cambray Properties. Approx service charge of £95pcm. Lease of 979 years remaining.

- PITTVILLE PARK
- 979 YEAR LEASE

Draft Particulars

Awaiting vendor approval.

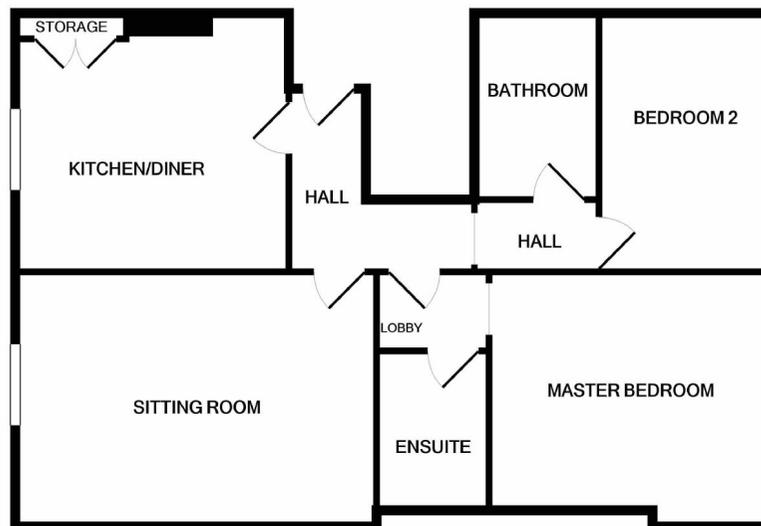
Agents Note - Should your offer be accepted

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database

- CLOSE TO TOWN/AMENITIES
- TOP FLOOR APARTMENT

(public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

DIRECTIONS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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